

# Zoning Case #0220-03

**MPM Development, LP.**  
**Rezoning for a Property at 7797 Yorktown Boulevard**  
**From “FR” To “RS-4.5”**



Planning Commission  
February 19, 2020

# Aerial Overview



# Zoning Pattern





# UDC Requirements



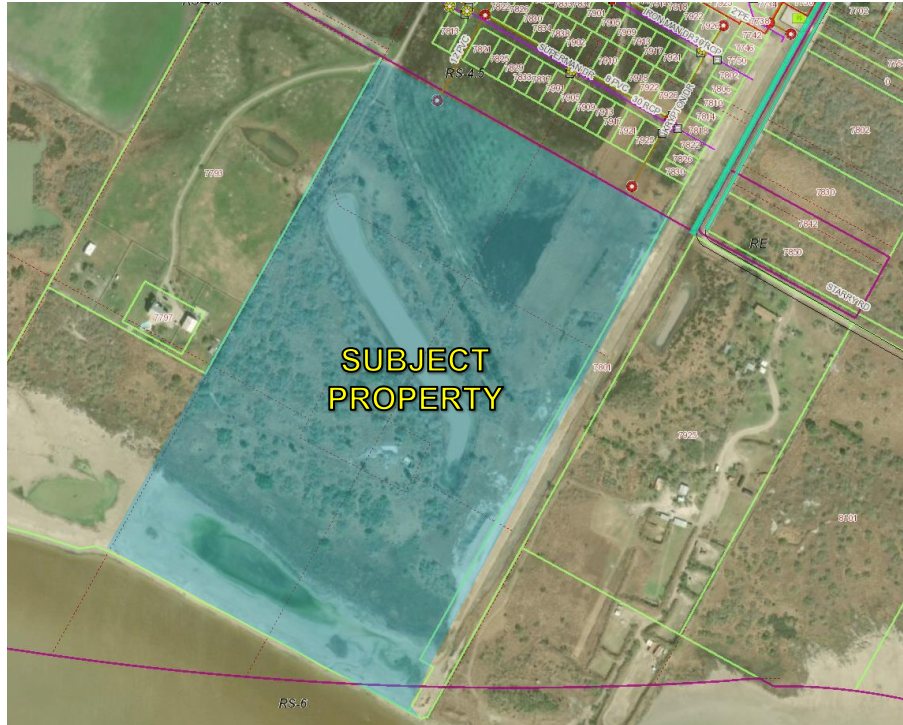
Buffer Yards:  
N/A

Setbacks:  
Street: 20 feet  
Side/Rear: 5 feet

Parking:  
2 per dwelling

Uses Allowed:  
Single-Family Homes, Home  
Occupations, Group Homes.

# Utilities



**Water:**  
8-inch C900



**Wastewater:**  
12-inch PVC



**Gas:**  
Future Service



**Storm Water:**  
30-inch RCP

# Public Notification

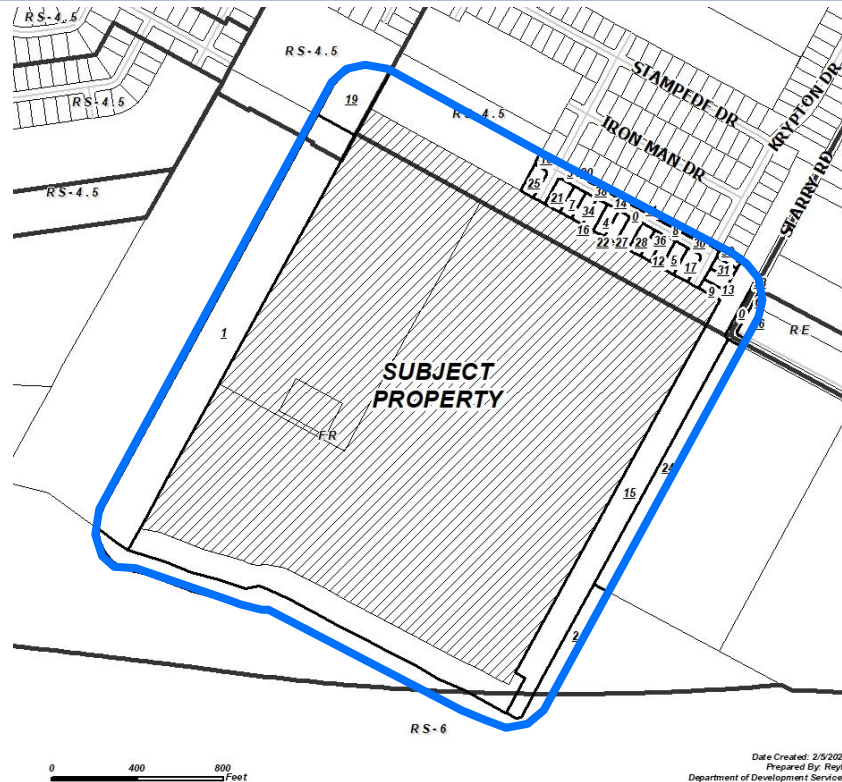
38 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)



In Favor: 0



# Staff Recommendation

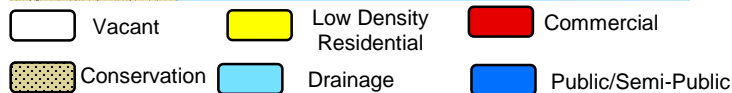
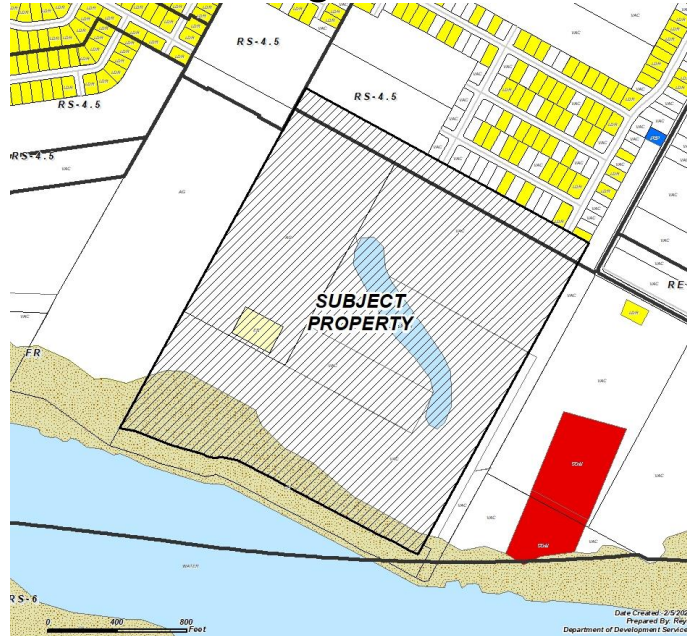
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**Approval** of the  
“RS-4.5” Single-Family 4.5 District

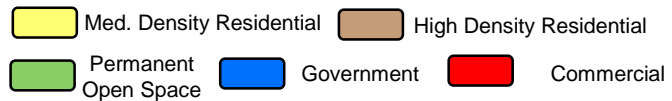
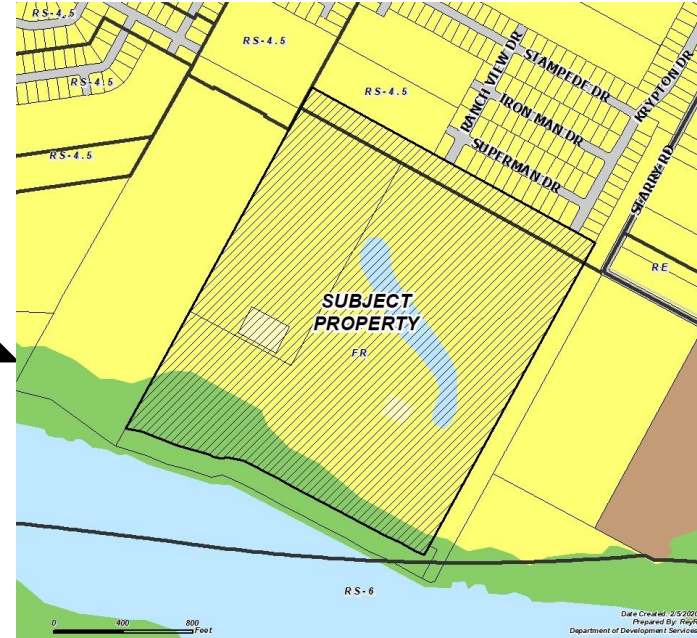


# Land Use

## Existing Land Use



## Future Land Use





# Subject Property, East on Peterson Drive



# Peterson Drive, South of Subject Property

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# Peterson Drive, West of Subject Property

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# Peterson Drive, North of Subject Property

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